ABODE
SALES & LETTINGS

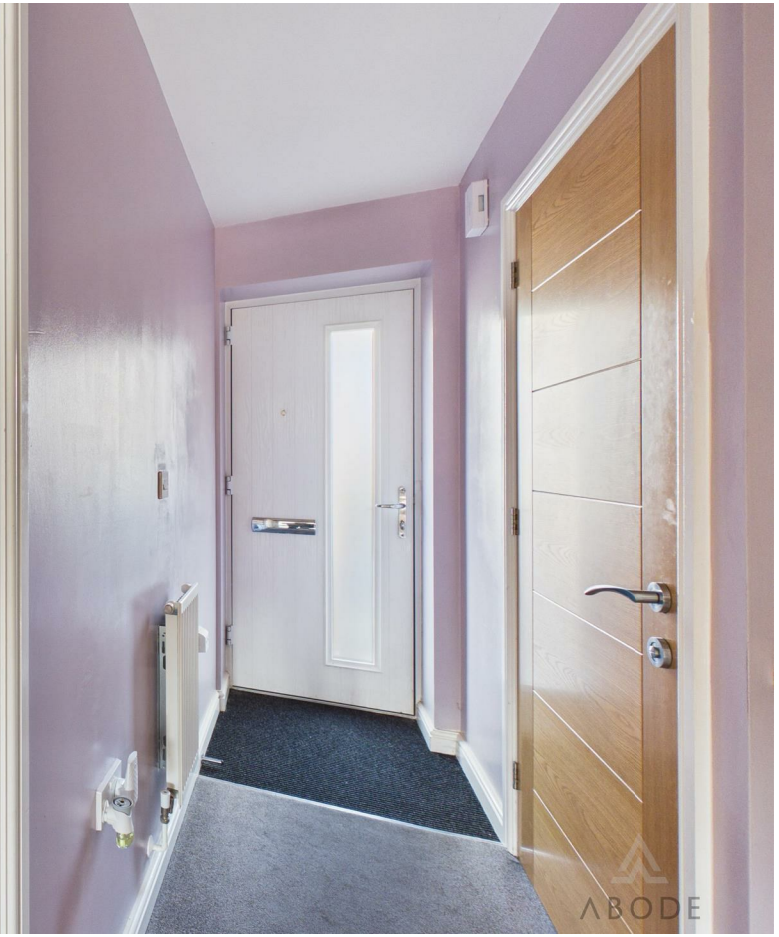
Queensbridge, DE14 3AD

Asking Price £210,000



https://www.abodemidlands.co.uk









A well-presented three-bedroom semi-detached home arranged over three floors, situated on Queensbridge in Burton upon Trent. The accommodation includes a fitted kitchen, lounge diner, ground-floor WC, family bathroom and a main bedroom with its own en-suite shower room.

ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The entrance hallway provides access to the ground-floor WC, kitchen and lounge diner, with stairs rising to the first floor.

The kitchen is fitted with a range of white wall and base units, wood-effect work surfaces and an integrated oven and hob. Its layout provides useful preparation and storage space, with room for additional appliances.

Positioned to the rear, the lounge diner offers space for both seating and a dining table. French doors bring natural light into the room and open directly onto the garden, making the space well suited to everyday family use and entertaining.

First Floor

The first-floor landing leads to two bedrooms and the family bathroom. Bedroom two is a particularly spacious room, with space for a double bed and additional furniture. Bedroom three offers flexibility as a further bedroom, nursery or home office.

The family bathroom is fitted with a bath and overhead shower, wash basin and WC.

Second Floor

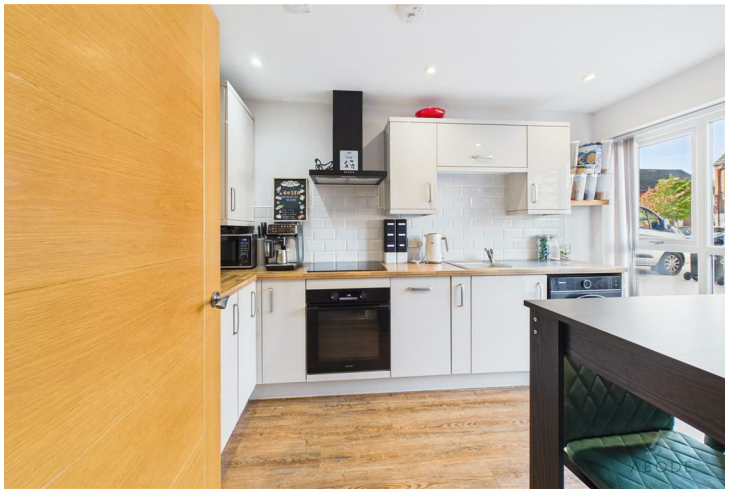
The main bedroom occupies the top floor, offering space for a double bed and further bedroom furniture. An adjoining en-suite provides a shower, wash basin and WC.

Outside

To the front of the property is a paved area providing off-road parking.

The enclosed rear garden is accessed from the lounge diner and combines a paved seating area with a lawn. A timber garden building sits at the far end, providing useful additional space.























AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

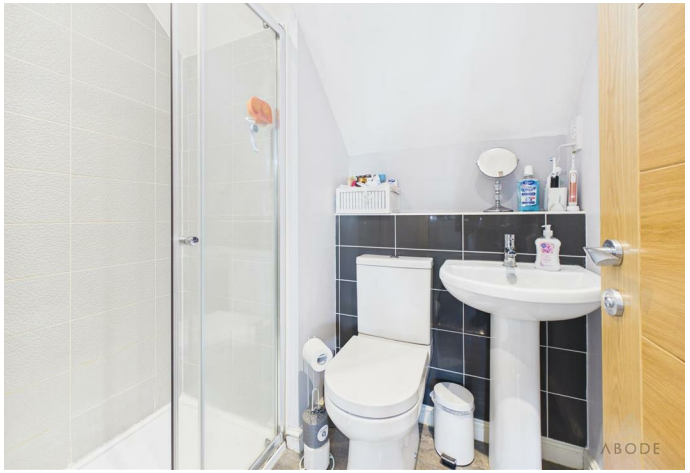












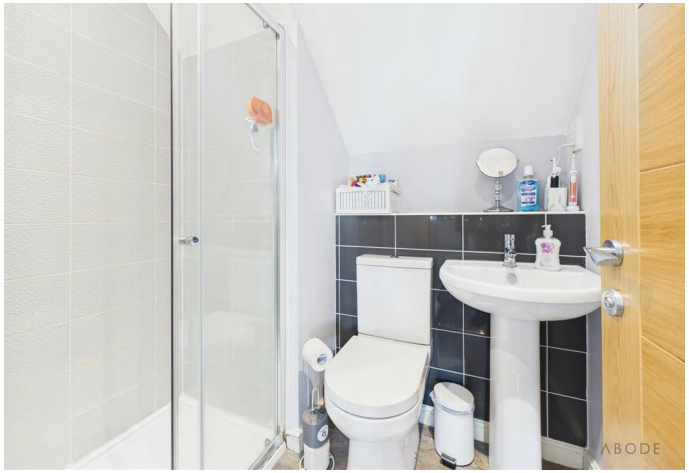

19















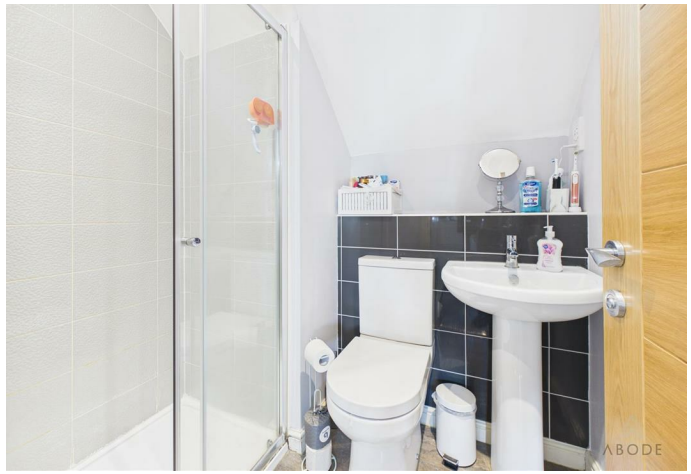


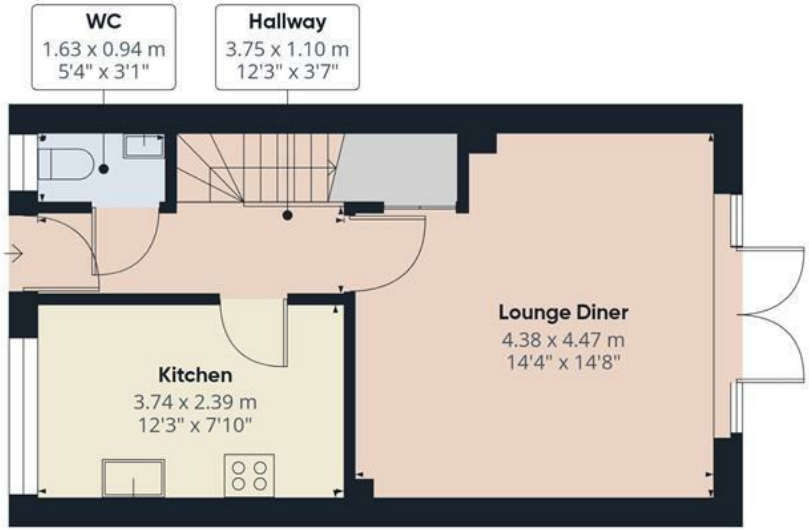




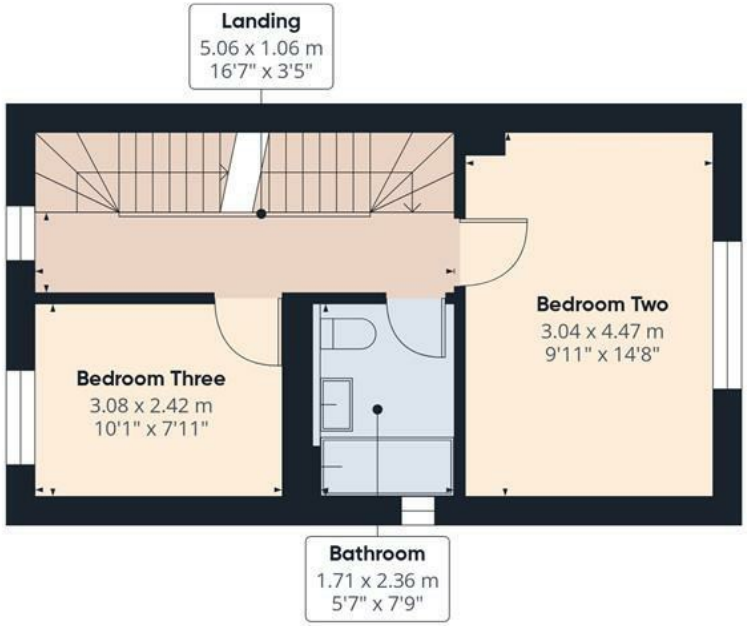




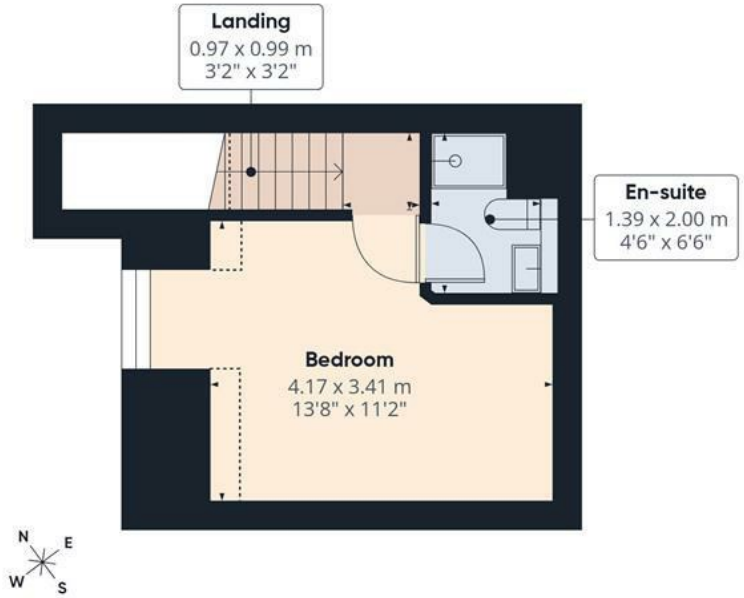




Floor 0



Floor 1



Floor 2

ABODE

Approximate total area(1)

84.7 m²

913 ft²

Reduced headroom

0.7 m²

8 ft²

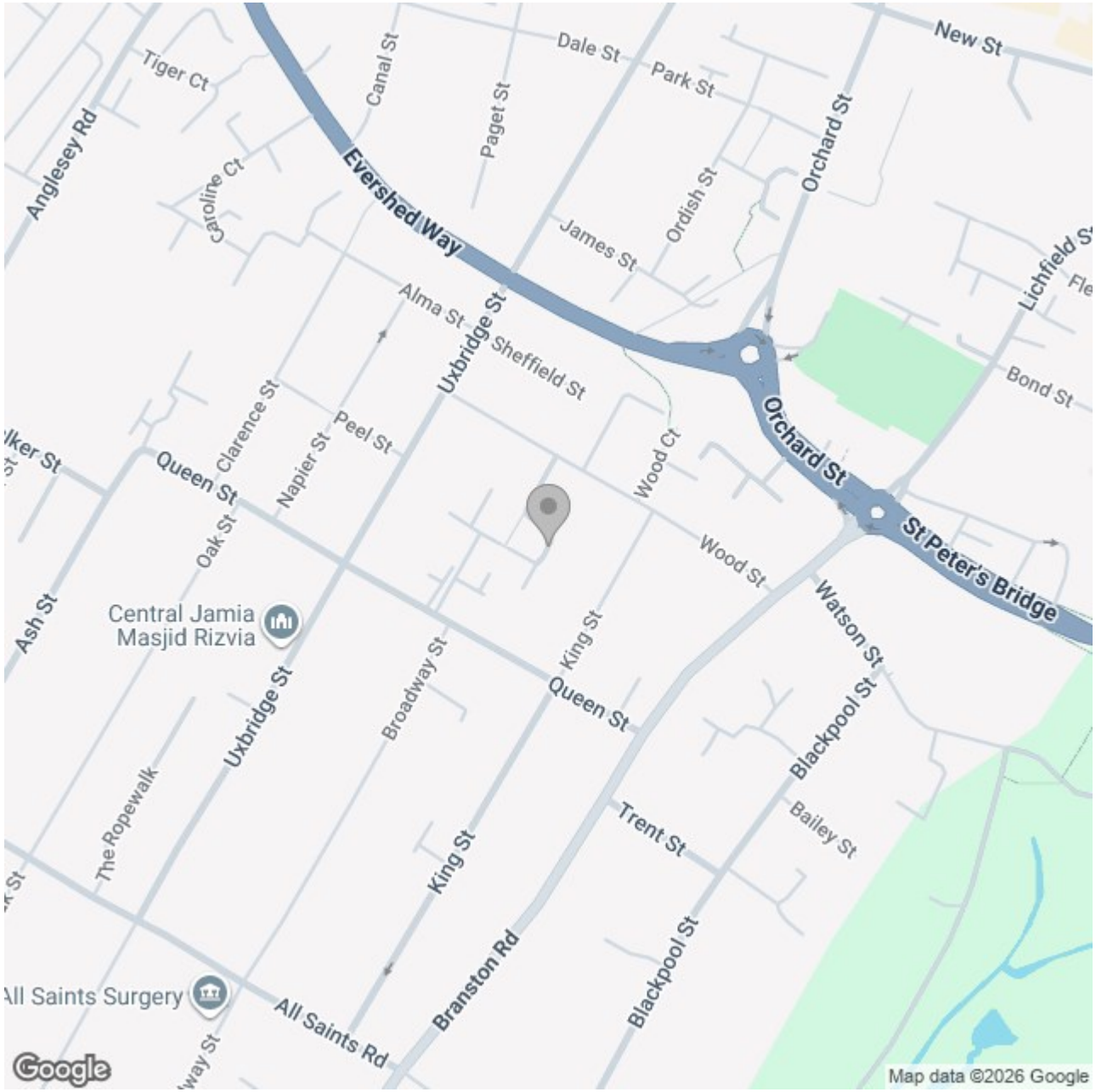
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	95
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.